



DATE: March 17, 2025

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Daniel Park – Mechanical and Electrical Maintenance Supervisor, Water Resources and Utilities Department (WR&U)
Chelsea Thompson – Director, WR&U

SUBJECT: Resolution Ratifying Award of Contract, Accepting Completion of, and Authorizing Release of the 10% Retention for the Emergency Repair for the Fairgrounds Sewer Pump Station for Bartley Pump

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution Ratifying Award of Contract, Accepting Completion of, and Authorizing Release of the 10% Retention for the Emergency Repair for the Fairgrounds Sewer Pump Station (C66505452) for Bartley Pump.

BACKGROUND

The City assumed management of the City-owned Fairgrounds property in mid-January of 2024. This property contains a sanitary sewer lift station that services the Fairgrounds property. Prior to this time, the sanitary sewer lift station was maintained by the 4th District Agricultural Association. Once on the property, City staff inspected the lift station and it was found to be in poor condition with pumps and piping that had reached the end of its service life. There were also numerous safety concerns that required immediate attention and correction.

After the inspection was completed, City staff worked quickly to formulate a plan to correct the deficiencies. Quotes for new pumps were solicited from SHAPE, who is the sole authorized distributor of Flygt pumps for the municipal market in Northern California. The City has chosen to sole source Flygt pumps for all submersible wastewater applications due to their proven compatibility with existing infrastructure, reliability, and standardization across City facilities, which streamlines maintenance and reduces long-term operational costs. The Fairgrounds pump station is supplied by a one-phase power feed from PG&E. In order to operate the standard three-phase pumps, a custom control panel was procured. SHAPE worked with a control panel manufacturer to source the appropriate controls. Once quotes were received, purchase orders were written to purchase replacement pumps and a pump control panel.

Once City staff determined that this project meets the definition of an emergency project, an emergency contract, to include the entire scope of correcting the safety hazards and replacement of the failing equipment, was prepared to address the deficiencies of the sanitary sewer pump station.

In alignment with Public Contract Code Section 1102, the observed safety hazards and the state of the equipment constituted a “sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.” Failure to urgently respond to these safety issues would have placed City staff at an increased risk of injury (impairment of life, health). Additionally, by replacing the failing mechanical equipment and associated components, it substantially reduced the risk of a Sanitary Sewer Overflow (SSO), which would have constituted an impairment of public health, damage to property, and a disruption of essential public services (namely a functioning sewer). The hazards were sudden and unexpected as the City obtained access to the Fairgrounds property in January 2024.

Therefore, staff recommended the issuance of an emergency purchase in accordance with Section 4.04.050 of the Petaluma Municipal Code, which exempts bidding in emergencies, to include the scope of services outlined in the construction agreement, to address this repair and replacement. The City Attorney’s Office was consulted on this emergency and concurred with this approach for emergency repair.

The permanent emergency solution provides longevity and durability to the sanitary sewer pump station, protects the safety of City staff, improves City services, reduces future maintenance costs, and lessens the chance of SSOs.

DISCUSSION

Bartley Pump was reached out to for a quote as they were the contractor that was hired by the previous operator of the Fairgrounds property to perform various maintenance activities and respond to emergencies.

The project improvements included installation of two (2) new pumps, a new pump discharge header, installation of a new pump control panel, removal and reinstallation of all electrical to the exterior of the building to eliminate the hazard of non-intrinsically safe components in the same space as potentially explosive gasses, installation of permanent covers over the wet well hatches to eliminate a fall hazard, and installation of new floats for pump controls. These improvements represent the work that was necessary to bring the pump station into a reliable state and eliminate the immediate safety hazards. A future project involving a comprehensive rehabilitation will be necessary. This will take place after the City develops a long-term development plan for the Fairgrounds property.

The new pumps and new pump control panel had lead times of 3-4 months. These were procured between January and May of 2024. Once the pumps and control panel were on site, Bartley Pump installed them in conjunction with the other improvements, completing most of the emergency repairs in time for the 2024 Sonoma-Marin Fair. After the fair, Bartley Pump returned to the site

several times over the following months to attend to warranty repairs and complete the project. Their scope of work was completed at the end of September 2024.

The original contract with Bartley Pump was a time and materials not to exceed contract for \$37,061. Due to the nature of the emergency work, a change order was necessary.

The change order work consisted of providing a means to power the pump station with an emergency diesel generator in the event of a power outage. This was accomplished with a generator tap box. The additional scope of work totaled \$6,205.10, bringing the overall emergency contract value for Bartley Pump to \$43,266.10.

There are no disputed claims, and the project was completed satisfactorily without any significant incidents.

PUBLIC OUTREACH

This agenda item appeared on the City's tentative agenda document on March 3, 2025, which was a publicly-noticed meeting.

COUNCIL GOAL ALIGNMENT

The City Council has identified "An environmental legacy we can all be proud of" as one of its key goals. This item meets this goal by ensuring safe and efficient operation of the Fairgrounds sanitary sewer pump station thereby reducing the probability of an SSO. The City Council has also identified "A safe community that thrives" as a key goal. This item meets this goal by properly maintaining critical city infrastructure to ensure the safety of city staff and the community at large.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

The maintenance of the City's sanitary sewer lift stations supports the City's climate action and sustainability goals by reducing or eliminating the probability of an SSO. Additionally, with increased reliability, the need for unplanned maintenance is reduced, resulting in fewer vehicle trips. This decrease in maintenance-related travel helps to lower fuel consumption and reduce greenhouse gas emissions from City operations, contributing to the City's overall efforts to minimize its environmental impact.

ENVIRONMENTAL REVIEW

The project is past the statute of limitations for a CEQA challenge. Additionally, the project was limited to the replacement of existing sanitary sewer lift station infrastructure with new sanitary sewer infrastructure that will continue to support the existing uses at the Fairgrounds property. The project represents negligible expansion of existing capacity and serves the same purpose as the existing sanitary sewer lift station. Construction consisted of replacing the existing pumps and piping, relocating electrical utilities to the exterior of the building, and implementing engineered safety controls in the interior of the pump building. The area of disturbance was not within an environmentally sensitive area nor were there any unusual circumstances or cumulative impacts

that would preclude the project from using an exemption. Due to the necessity of the emergency work, the project was statutorily exempt pursuant to Section 15269(b) Emergency Project (and Public Resources Code Section 21080(b)(2)) which exempts emergency repairs to service facilities necessary to maintain service essential to the public. The project was also categorically exempt pursuant to CEQA guidelines Sections 15301, Existing Facilities, Replacement or Reconstruction, 15302 Replacement or Reconstruction, and 15303 New Construction or Conservation of Small Structure because the project involved replacement of existing sanitary sewer equipment. The replacement and reconstruction of existing utility infrastructure supports existing development in the area and there is negligible or no expansion of use beyond what currently exists. There are no cumulative impacts, unusual circumstances or other factors that would make the exemption inapplicable, and the statute of limitations for challenging the City's CEQA determination has lapsed.

FINANCIAL IMPACTS

The total approved project budget for the Emergency Repair for the Fairgrounds Sewer Pump Station is \$100,000. The contract with Bartley Pump is \$37,061. With change orders the final contract is \$43,266.10. The city procured the replacement pumps and pump control panel and wrote separate purchase orders for those. The purchase order for the pumps was \$22,281.85, and the purchase order for the control panel was \$27,843.28. The total direct costs for the project were \$93,391.23. This project is funded with wastewater funds. The reconciliation for this project was brought to Council with the mid-year budget adjustment process.

ATTACHMENTS

1. Resolution